

# West Lafayette Joint Board Meeting

November 15, 2016

Location: Morton Community Center – Multi-Purpose Room  
MEETING MINUTES

**Meeting Called to Order by Mr. Ken Sandel**

## 1. ADMINISTRATIVE ITEMS

Adrian Allen is not present. Letter from Adrian Allen was received prior to the meeting stating that Trent Klingerman would be taking his place.

### a) Roll Call

Members Present:

Nick DeBoer, Trent Klingerman, Julie Griffith, Ken Sandel, Tim Clark, Jason Dombkowski

### b) Announcement: Upcoming Officer Election

Elections will be made at the beginning of the next meeting. The Chair and Assistant Secretary/Treasurer will switch to the City of West Lafayette. The Vice Chair and the Secretary/Treasurer will switch to Purdue University.

### c) Approval of Minutes for the July 19<sup>th</sup> meeting

Nick DeBoer moved to approve the minutes. Julie Griffith seconded the motion.

The motion was adopted.

### d) Joint Management Team: Appointed New Members

Ed Garrison and Erik Carlson were introduced by Mayor John Dennis. He stated that they are two new Directors to the City. They will be replacing Chandler Poole and David Buck on the Joint Management Team.

### e) 2017 Joint Board Schedule

January 17, April 18, July 18, and October 17

### f) Sales Tax Report

Mr. Ken Sandel stated that the Sales Tax Report has been filed for July, August, and September. The October sales tax report will be filed today. All reports show \$0.00.

## 2. NEW BUSINESS

### a. Project Presentation – Rise at Chauncey

- Legal Counsel Dan Teder presented report on project.
  - i. 100 S Chauncey – Property developers CA Ventures (DBA CASL Holdings). They have an agreement with the church along with the Purdue Exponent (To be discussed later). This is scheduled to be an 18 story mixed use building. 3 levels of parking 687 beds within 310 units, 3 levels of parking. Timeline – start August 2017 and completed August 2019. T-Bird (Tim Balcifier) discussed the FAA requirements for deck ceiling due to the airport runway. This project falls below the required deck.
  - ii. Draft plan meeting is November 18 at 2:00 p.m. at APC.
  - iii. Discussion followed.

iv. No action was recommended by the Joint Board.

b. Project Presentation – Exponent Building

- Legal Counsel Dan Teder presented report on project.
  - i. Church to be relocated to the Purdue Exponent. This project is in conjunction with the Rise at Chauncey. Changes to the exterior will be on the North and West side of the building.
  - ii. Parking will not be an issue due to the congregation being mostly students.
  - iii. Facility will have a coffee shop and a gym inside for use by members.
  - iv. Discussion followed
  - v. No action was recommended by the Joint Board

c. Petition for Variance: Phi Sigma Kappa – R.W. Gross & Associates

- Legal Counsel Dan Teder presented report on project.
  - i. This variance is for the change of 3 lots becoming one lot to meet city ordinance.
  - ii. Discussion followed
  - iii. No action was recommended by the Joint Board

### 3. OLD BUSINESS

a. Project Update – The Hub

- Legal Counsel Dan Teder presented report on project.
  - i. This project has increased in footprint and decreased in overall height, from 12 stories down to 10 stories.
  - ii. Building will have parking, 2400 sq. ft. retail space available, public parking spaces.
  - iii. Project has been approved by APC and West Lafayette City Council
  - iv. Discussion followed
  - v. No action was recommended by the Joint Board

### 4. STATE STREET REDEVELOPMENT PROJECT

a. Ratify Agreement: Construction Management Services/Construction and Observation Services – Butler, Fairman, and Seufert, Inc. (BF&S)

- Ratify agreement previously signed by chair and vice chair.
  - i. Nick DeBoer moved to approve and ratify the agreement with Butler, Fairman, and Seufert. Julie Griffith seconded the motion. The motion was adopted.

b. Post Closing Pre-Development Expenses

- 5 invoices for Post-Closing Pre-Development Expenses were presented by Don Peterson, Joint Management Team (Spread sheet listed on agenda).
  - i. Nick DeBoer moved to approve Post-Closing Pre-Development Expenses. Julie Griffith seconded the motion.
  - ii. These will be signed off by the chair and vice chair

The motion was adopted.

### 5. Public Comment

b. Ratification of Invoices – Don Peterson

- Parsons, Deering Group, KPMG, Barnes & Thornberg, Stipends, and utilities
  - i. Nick DeBoer moved to approve the ratification of additional invoices. Jason Dombkowski seconded the motion.

The motion was adopted.

**6. Adjourn**

Nick DeBoer motioned to adjourn the meeting, and Ken Sandel seconded the motion.

**Meeting Adjourned**